



78 COSSINGTON ROAD
SILEBY, LOUGHBOROUGH, LE12 7RS

£775 Per month
Part furnished

A well-presented three bedroom semi-detached home situated on the edge of the village of Sileby. The property has gas central heating and uPVC double glazed windows and doors. The accommodation briefly comprises two reception rooms, kitchen, three bedrooms and a shower room. Outside there is off-road parking for up to two cars, and there is a lawned garden to the rear. Sileby is a popular village, conveniently located for both Leicester and Loughborough.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



To locate the property from Leicester, take the A6 Loughborough Road out of the city. Take the first left (signposted Sileby) and proceed into the village. At the T-junction in the centre of the village, turn left and the property can be found approximately ½ mile along on the right-hand side.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with cupboard under stairs and a radiator.

LOUNGE

11 x 10'11 max

with electric fire in brick fireplace, bay window and a radiator.

DINING ROOM

12'2 x 10'11 max

with gas fire in stone fireplace, bay window and a radiator.

KITCHEN

with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate worksurfaces, Beko electric cooker with extractor hood over, space for a fridge, plumbing for a washing machine, tiled splash backs, and a new wall mounted Worcester Bosch combi boiler.

STAIRCASE TO FIRST FLOOR LANDING

leading to:-

FRONT DOUBLE BEDROOM

11 x 10'11 max

with bay window and a radiator.

FRONT SINGLE BEDROOM

with a radiator.

REAR DOUBLE BEDROOM

12'2 x 10'11 max

with airing cupboard and a radiator.

SHOWER ROOM

with white suite comprising pedestal wash basin corner shower enclosure, and w.c., splashbacks, heated towel rail and a radiator.

OUTSIDE

Off-road parking for two cars.

Two stores; one suitable for tumble dryer or fridge freezer.

Lawned garden to rear.

FURNISHING

Please note that this property is to let PART FURNISHED which generally means carpets and curtains only.

PETS

PETS CONSIDERED at the discretion of the landlord at an increased rent of £25 PCM more on the rent.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).



TERMS

RENT:	£775 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£890
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/
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EPC: This property
has an Energy
Performance Rating.
A copy is available
upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	